

**SEC. 10-1.1400 COMMERCIAL RETAIL DISTRICT (CR)**

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**SEC. 10-1.1405 PURPOSE.**

The CR District is intended to provide for limited retail, service, and office commercial uses that serve the needs of workers within the Industrial Corridor.

**SEC. 10-1.1410 SUBDISTRICTS.**

None.

**SEC. 10-1.1415 USES PERMITTED.**

- a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CR District, as primary uses.
- (1) **Administrative and Professional Offices/Services (excluding check cashing stores).**
    - (a) Banks and financial institutions.
    - (b) Insurance and real estate offices.
    - (c) Travel and airline agency offices.
  - (2) **Automobile Related Uses.**

None.
  - (3) **Personal Services.**
    - (a) Barber or beauty shop.
    - (b) Dry cleaner/laundry.
    - (c) Janitorial services and supply establishments (retail).
    - (d) Music studio.
    - (e) Optical and optometry shop.
    - (f) Photographic supply shop.
    - (g) Physical fitness studio.

- (h) Shoe repair shop.
  - (i) Tailor/seamstress shop.
  - (j) Watch and clock repair shop.
- (4) Residential Uses.  
None.
- (5) Retail Commercial Uses.
  - (a) Appliance store.
  - (b) Bakery.
  - (c) Bicycle shop.
  - (d) Bookstore.
  - (e) Carpet, drapery and floor covering store.
  - (f) Delicatessen. (Limited to a maximum 3,000 square feet)
  - (g) Drug store prescription pharmacy.
  - (h) Floral shop.
  - (i) Gift shop.
  - (j) Hardware store.
  - (k) Hobby shop.
  - (l) Ice cream shop.
  - (m) Jewelry store.
  - (n) Locksmith shop.
  - (o) Music store.
  - (p) Newsstands.
  - (q) Office supply, furniture and business machine stores.
  - (r) Paint, glass and wallpaper store.
  - (s) Picture framing shops.
  - (t) Post offices.
  - (u) Restaurant. (Full service only, where not abutting a residential district or property and no bar)
  - (v) Sporting goods store.
  - (w) Stationary store.
  - (x) Supermarket.
  - (y) Video sales and rental store.
- (6) Service Commercial Uses.
  - (a) Copying or reproduction facility.
  - (b) Mailing or facsimile service.
  - (c) Reverse vending machine(s). (When located within a convenience zone)
  - (d) Sign paint shops.
- (7) Other Uses.
  - (a) Catering facility.
  - (b) Public agency facilities.

- b. **Secondary Uses.** The following uses are permitted as secondary or subordinate uses to the uses permitted in the CR District:

Accessory buildings and uses.

(See Section 10.1.845)

**SEC. 10-1.1420 CONDITIONALLY PERMITTED USES.**

- a. **Administrative Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CR District subject to approval of an administrative use permit:

None.

- b. **Conditional Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CR District, subject to approval of a conditional use permit:

(1) **Administrative and Professional Offices/Services.**

(a) Medical and dental clinics that provide services to workers in the light manufacturing areas, and nearby residents.

(b) Second floor offices, including but not limited to business, professional and administrative offices.

(2) **Automobile Related Uses.**

None.

(3) **Personal Services.**

None.

(4) **Residential Uses.**

None.

(5) **Retail Commercial Uses.**

None.

(6) **Service Commercial Uses.**

None.

(7) **Other Uses.**

None.

**SEC. 10-1.1425 LOT REQUIREMENTS.**

- |                               |                     |
|-------------------------------|---------------------|
| a. Minimum Lot Size:          | 20,000 square feet. |
| b. Minimum Lot Frontage:      | 100 feet.           |
| c. Minimum Average Lot Width: | 100 feet.           |

- d. Maximum Lot Coverage: 30 percent.
- e. Minimum Average Lot Depth: 200 feet.
- f. Maximum Floor Area Ratio: 30 percent.
- g. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

**SEC. 10-1.1430 YARD REQUIREMENTS.**

- a. Minimum Front Yard: 50 feet.
- b. Minimum Side Street Yard: 25 feet.
- c. Minimum Side Yard: 25 feet.
- d. Minimum Rear Yard: 25 feet.
- e. Special Yard Requirements and Exceptions: See General Regulations Section 10-1.2725.

**SEC. 10-1.1435 HEIGHT LIMIT.**

- a. Maximum Height Permitted: 30 feet (40 feet including mechanical).
- b. Maximum Accessory Building Height: 14 feet and one story.
- c. Maximum Height for Fences/hedges/walls:
  - (1) Front and Side Street Yard No fences or walls allowed.
  - (2) Side and Rear Yard 6 feet.
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

**SEC. 10-1.1440 SITE PLAN REVIEW REQUIRED.**

Site Plan Review approval is required before issuance of any building or construction permit or construction of a fence within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards and guidelines. This may include fences (i.e., such as anodized gray chain link fences) in certain circumstances.

**SEC. 10-1.1445 MINIMUM DESIGN AND PERFORMANCE STANDARDS.**

The City recognizes that high-quality design of commercial structures can contribute to a

positive appearance of neighborhoods and improve the overall character of the community. This Section establishes design and performance standards that shall apply to the construction of commercial buildings and certain commercial uses in the CR District, including but not limited to cultural or recreational facilities.

a. Parking.

On-site parking shall be provided at 1 space per 200 square feet; compact spaces shall comprise no more than 30 percent of the total spaces.

b. South of Route 92 Area.

The development of CR zoned properties in the South of Route 92 planning area are also subject to the provisions of the South of Route 92/Oliver & Weber Properties Specific Plan and the Development Guidelines for the South of Route 92 Oliver/Weber properties.

c. Specific Plan Requirements:

Refer to applicable specific plans for other special design and performance standards.

d. Window Coverage.

Transparent windows and doors of buildings occupied by businesses engaging in retail sales, all or a portion of which are within 5 vertical feet of the floor and which are visible from public rights-of-way or pedestrian walkways or are otherwise visible by the general public from the exterior, shall remain free of coverings and materials that prevent views into or out of the stores. Retail goods intended for sale, or goods being stored, or other coverings or materials shall be located no closer than 5 feet from a transparent window or door, unless they are located beneath or above a window and are not visible from public right-of-way or pedestrian walkways or are otherwise visible by the general public. This section shall not apply to signs or retail goods that are presented within or adjacent to a window and that are a part of a decorative window display, as determined by the Planning Director.